

INDIAN SPRINGS HOA, Inc.

SEALOFLEX SYSTEM

OWNER'S CARE & MAINTENANCE

- *Cleaning* – Maximize the life of your deck by keeping it clean. Our buildings, surrounded by trees, are often subject to airborne debris, so cleaning must be performed often to avoid staining & deterioration. Trisodium Phosphate or a 25% bleach solution is recommended for cleaning the deck.
- *Drainage* – Debris can easily cause clogs and create a ponding water condition. Ponding water is considered to be water that does not evaporate within 48 hours of a rain event. Please avoid and if necessary remove ponding water. This weakens the Sealoflex membrane.
- No chemicals or animal fats should come in contact with the Sealoflex surface. Do not use any petroleum products over the Sealoflex surface.
- If you use any overlay such as a mat, it must be regularly removed and cleaned. Some overlays can hold moisture between it and the Sealoflex surface resulting in fungal/algal deterioration.
- If you have plants on the deck you must put saucers underneath them and be careful that water does not overflow.
- Patio furniture and accessories must have foot protectors to avoid scratching of the Sealoflex. It is particularly important that no metal items are in contact with the surface as this causes staining.
- Items must *never* be dragged across the deck but must be lifted when moved.
- The regime will inspect the decks on a quarterly basis (*January, April, July, and October*), but you should inspect them regularly particularly after a severe storm.